

MEMORANDUM

November 30, 1972 19

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A MAP AMENDMENT TO ADD AN URBAN RENEWAL AREA (U) DESIGNATION TO PARCELS DESIGNATED C-3a AND C-3b BY THE SOUTH COVE URBAN RENEWAL PLAN, AND TO REALIGN A DISTRICT BOUNDARY BETWEEN BROADWAY AND CARVER STREETS

The South Cove Urban Renewal Plan proposed realigning a district boundary line between a B-8 and B-4 district to follow property lines, rather than an extension of Piedmont Street, between Broadway and Charles Street South (formerly Carver Street). The attached map shows the proposed change and the present line. A B-8-U designation has been given to the area north of the proposed alignment along the property line, leaving a very small sliver of land zoned B-8. I recommend that this sliver of land be changed from a B-8 district to a B-4 district to conform with the South Cove Urban Renewal Plan.

The developer of Parcel C-3b of the South Cove Urban Renewal Plan, located at new Charles Street South and Broadway, is about to build a two story structure with retail use on the ground floor and two apartments above. The proposed residential use would require yards and open space which are impractical to provide on a 1,500 sq. ft. parcel. An urban renewal area subdistrict designation would relieve the developer of the necessity of meeting these requirements.

We would also like to petition for a U designation for Parcel C-3a at this time in anticipation of a need for relief. This is a 2,800 sq. ft. parcel that has been designated to Kakridas Trust for construction of a two story commercial structure.

I, therefore, recommend that the Authority authorize the Director to petition the Zoning Commission for a map amendment which would

- (1) change a small parcel of land bounded northerly by the B-8-U district, approved June 14, 1969, easterly by the former alignment of the west side of Carver Street and southerly by the present boundary between a B-8 and B-4 district from a B-8 to a B-4 district,
- (2) change Parcel C-3a to a single B-4-U district,
- (3) change Parcel C-3b to a B-4-U district.

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission for a map amendment which would

(1) realign the basic district line between the B-8 district and the B-4 district between Broadway and Charles Street South (formerly Carver Street) in conformance with the South Cove Urban Renewal Plan, as shown on the attached map,

(2) change Parcel C-3a of the South Cove Urban Renewal Plan from B-4 and B-8 districts to a single B-4-U district,

(3) change Parcel C-3b of said Plan from a B-4 to a B-4-U district.

MEMORANDUM

November 30, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 12/12/72

Petition No. Z-2631
Chevron Oil Company
100 Spring Street
West Roxbury

Petitioner seeks a variance to erect a roof fascia addition to a gas service station in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	20 ft.	7 ft.

The property, located on Spring Street near the intersection of Constance Road, contains a gas service station. The proposal will enhance the facility. Yard deficiency is existing and will not be affected. Recommend approval.

VOTED: That in connection with Petition No. Z-2631, brought by Chevron Oil Company, 100 Spring Street, West Roxbury, for a variance to erect a roof fascia addition to a gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Proposal will enhance the facility. Yard deficiency is existing and will not be affected.

Z-2631
100 SPRING ST.
(W.R.)

Board of Appeal Referrals 11/30/72

Hearing Date: 12/12/72

Petition No. Z-2630
Chevron Oil Company
581 Centre Street, Jamaica Plain

Petitioner seeks a variance to erect a roof fascia addition to a gas service station in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	20 ft.	7 ft.

The property, located on Centre Street at the intersection of Goodrich Road, contains a gas service station. The proposal will improve the appearance of the structure. Existing rear yard dimensional non-conformity will not be affected. Recommend approval.

VOTED: That in connection with Petition No. Z-2630, brought by Chevron Oil Company, 581 Centre Street, Jamaica Plain, for a variance to erect a roof fascia addition to a gas service station in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposal will not affect existing rear yard dimensional non conformity.

Z-2630
581 CENTRE ST.
(J. P.)

Board of Appeal Referrals 11/30/72

Hearing Date: 12/5/72

Petition No. Z-2621
Eastern Realty Trust
Saul J. Palder, Trustee
120 Blue Hill Avenue
Roxbury

Petitioner seeks a forbidden use for a change of occupancy from a gas service station to a gas service station and sale of used cars in a local business (L-1) district. The proposal violates the code as follows:

Section 8-7. Outdoor sale of used cars is forbidden in an L-1 district.

The property, located on Blue Hill Avenue at the intersection of Woodville Street in the Model Cities area, contains a gas service station. Space at the rear of the site would be utilized for the sale of 12 used cars. It is recommended that the proposed use be suitably screened from adjacent properties and that the gas service facility comply with the Board of Appeal guidelines. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2621, brought by Eastern Realty Trust, 120 Blue Hill Avenue in the Model Cities area, for a change of occupancy from a gas service station to a gas service station and sale of used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided the proposed use is suitably screened from adjacent properties and that the gas service facility comply with Board of Appeal guidelines.

Z-2621
120 BLUE HILL AVE.
(ROX.)



Board of Appeal Referrals 11/30/72

Hearing Date: 12/12/72

Petition No. Z-2632
Wilbur Adams
241 Old Colony Avenue
South Boston

Petitioner seeks a conditional use and a forbidden use for a change of occupancy from a gas service station to a gas service station and sale of five used cars in a local business (L-1) and light manufacturing (M-2) district. The proposal violates the code as follows:

- Section 8-6. A change in a conditional use requires a Board of Appeal hearing.
- Section 8-7. Outdoor sale of used cars is forbidden in an L-1 district.

The property, located on Old Colony Avenue at the intersection of Dorchester Street, contains a gas service station. Insufficient space is indicated on the site plan for the proposed sales use. Constant maneuvering of cars would be necessary for customer inspection or test driving. This movement of cars when added to the normal traffic generated by the service facility would interfere with traffic on two major streets and create a possible safety hazard. The community has expressed opposition. Recommend denial.

VOTED: That in connection with Petition No. Z-2632, brought by Wilbur Adams, 241 Old Colony Avenue, South Boston, for a conditional use and a forbidden use for a change of occupancy from a gas service station to a gas service station and sale of used cars (5) in a local business (L-1) and light manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Insufficient space is indicated on the site plan for the proposed sales use. Constant maneuvering of cars would be necessary for customer inspection or test driving. This movement of cars when added to the normal traffic generated by the service facility would interfere with traffic on two major streets and create a possible safety hazard. The community has expressed opposition.

Z-2632
241 OLD COLONY AVE.
(S.B.)



Board of Appeal Referrals 11/30/72

Hearing Date: 12/12/72

Petition No. Z-2633

Helen D. Moloney

199 Corey Street, West Roxbury

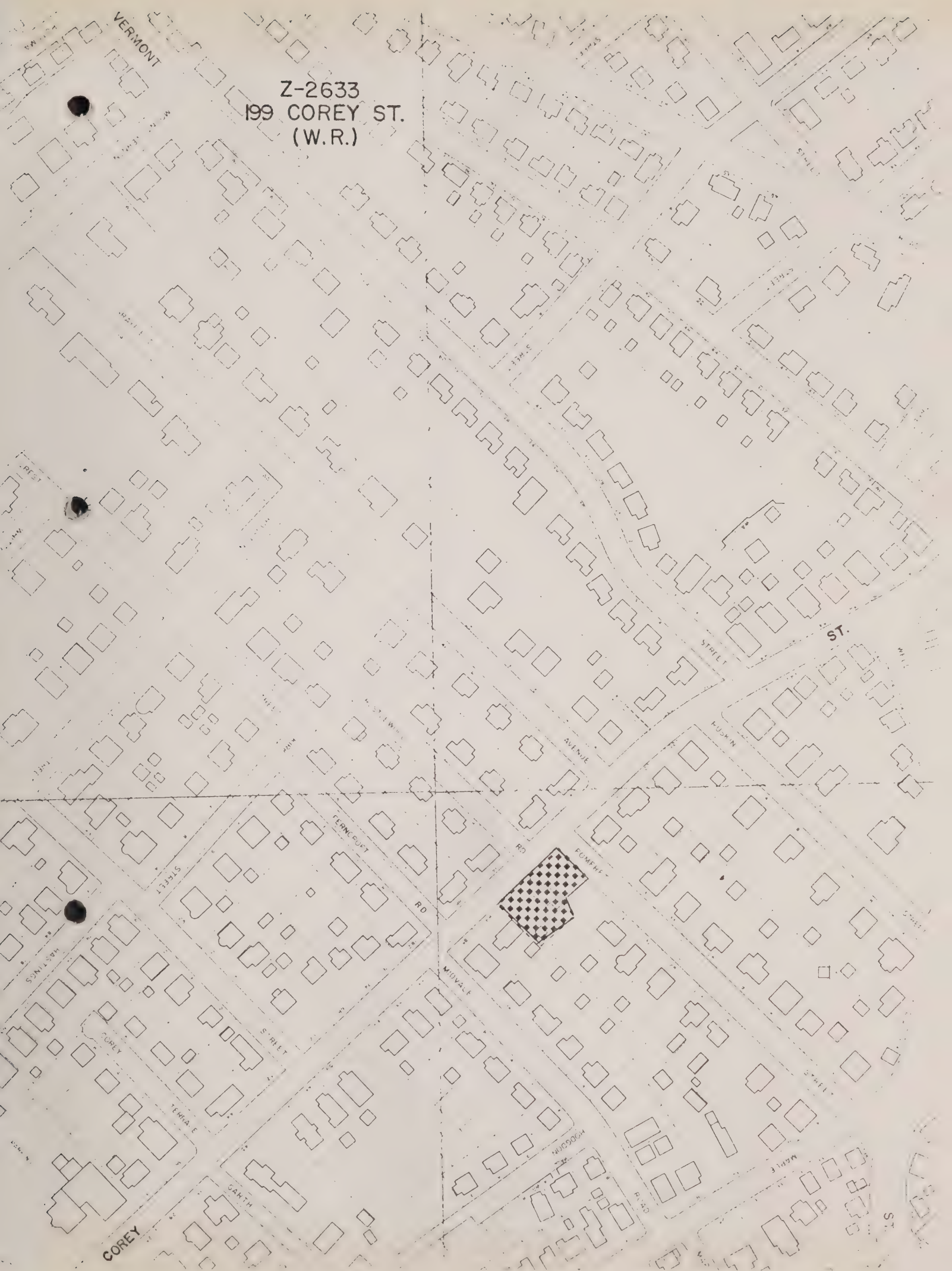
Petitioner seeks a forbidden use and four variances for a change of occupancy from a one family dwelling to a two family dwelling in a single family (S-.3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A two family dwelling is forbidden in an S-.3 district.	
Section 14-2.	Lot area for additional unit is insufficient.	6000 sf/du 3961 sf/du
Section 18-1.	Front yard is insufficient.	30 ft. 29 ft.
Section 19-1.	Side yard is insufficient.	15 ft. 10 ft.
Section 20-1.	Rear yard is insufficient.	50 ft. 25 ft.

The property, located on Corey Street at the intersection of Pomfret Street, contains a two story frame structure. The residential character of the neighborhood is one family with no apparent history of conversions. The increased density would have a detrimental affect on abutting properties and the surrounding area. Recommend denial.

VOTED: That in connection with Petition No. Z-2633, brought by Helen D. Moloney, 199 Corey Street, West Roxbury, for a forbidden use and four variances for a change of occupancy from a one family dwelling to a two family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends denial. The residential character of the neighborhood is one family with no apparent history of conversions. The increased density would have a detrimental affect on abutting properties and the surrounding area.

Z-2633
199 COREY ST.
(W.R.)



Board of Appeal Referrals 11/30/72

Hearing Date: 12/12/72

Petition Nos. Z-2641
Wesley Realty Trust
5-7 Scottfield Road
Brighton

Petitioner seeks a change in a non conforming use for a change of occupancy from 15 apartments and retail store to 15 apartments and laundromat in an apartment (H-1 and H-2) district. The proposal violates the code as follows:

Section 9-2. A change in a non conforming use requires a Board of Appeal hearing.

The property, located on Scottfield Road at the intersection of Commonwealth Avenue, contains a four story masonry structure. The proposed street level coin operated laundromat would be compatible with other local business uses in the neighborhood.
Recommend approval.

VOTED: That in connection with Petition No. Z-2641, brought by Wesley Realty Trust, 5-7 Scottfield Road, Brighton, for a change in a non conforming use to change occupancy from 15 apartments and retail store to 15 apartments and laundromat in an apartment (H-1 and H-2) district, the Boston Redevelopment Authority recommends approval. The proposal would be compatible with other local business uses in the neighborhood.



Z-2641

5-7 SCOTSFIELD RD

(BRI.)

Board of Appeal Referrals 11/30/72

Hearing Date: 1/9/73

Petition No. Z-2643
Mary H. DeRoma
68 Bradeen Street
Roslindale

Petitioner seeks a conditional use for a change of occupancy from a garage to a day care center in an R-.8 district. The proposal violates the code as follows:

Section 8-7. A day care center is conditional in an R-.8 district.

The property, located at the end of Bradeen Street (dead end), contains a vacant one story two car garage structure. The proposed facility would accommodate 36 children. The site is bounded by public housing (Archdale Project), a private development (Forence Apartments) and a low density residential (1-2 family) neighborhood. The existing garage structure, apparently part of a former contractor's yard, will require substantial rehabilitation to comply with city and state regulations. The entire site should be adequately fenced. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2643, brought by Mary H. DeRoma, 68 Bradeen Street, Roslindale, for a conditional use to change occupancy from a garage to a day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided that all plans for the proposed conversion are submitted to the Authority for design review.

ARNOLD ARBORETUM

Z-2643
68 BRADEEN ST.
(ROS.)



JAMES F. HEALY
PLAYGROUND

Board of Appeal Referrals 11/30/72

Hearing Date: 12/19/72

Petition No. Z-2644
Elizabeth Buckley
299 K Street
South Boston

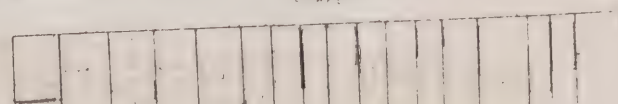
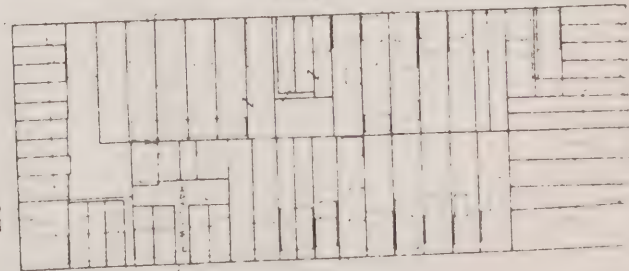
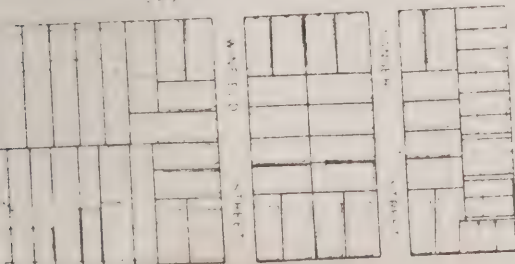
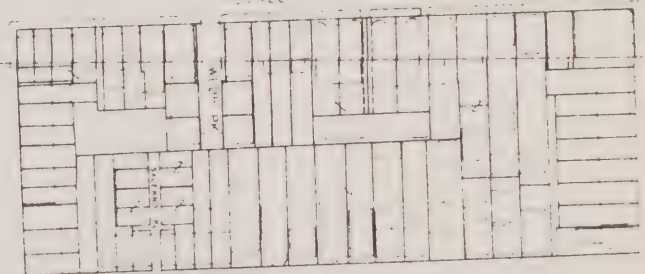
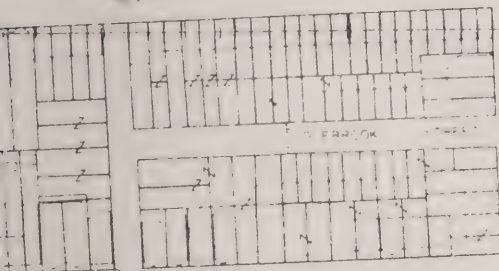
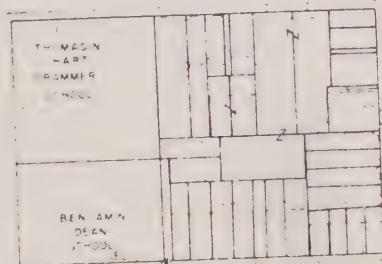
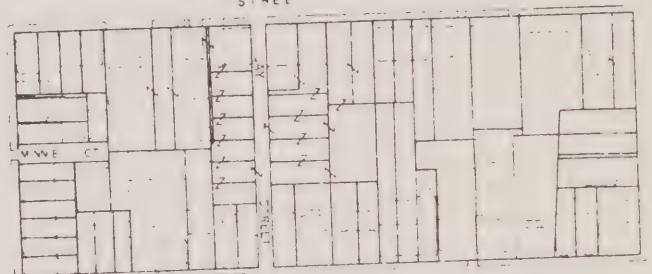
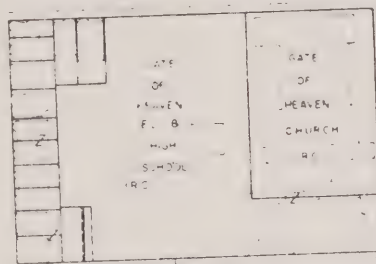
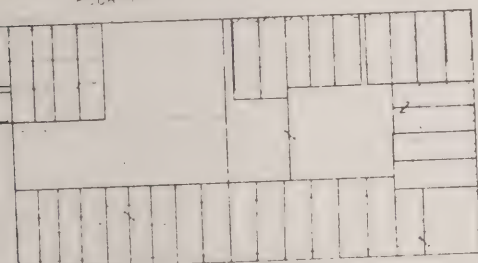
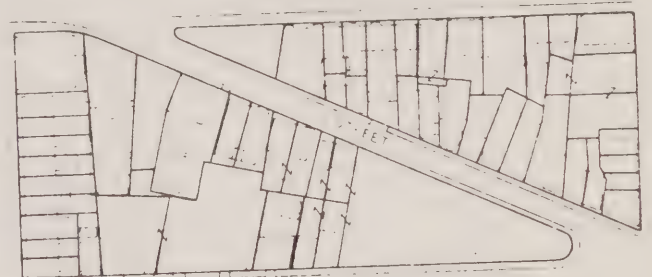
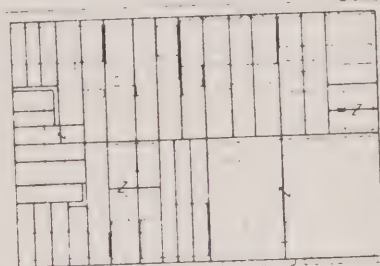
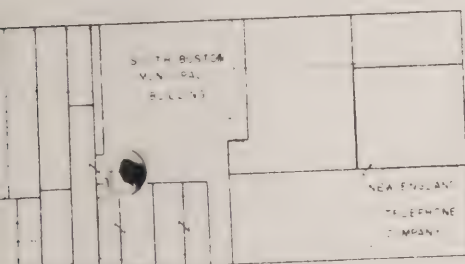
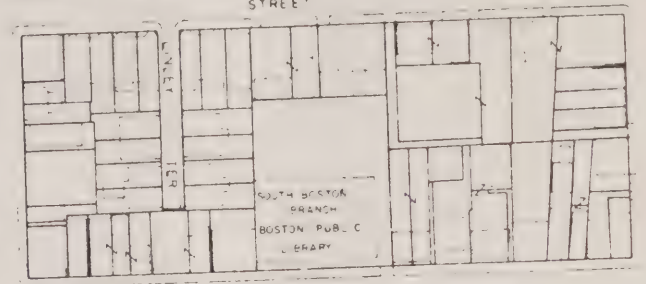
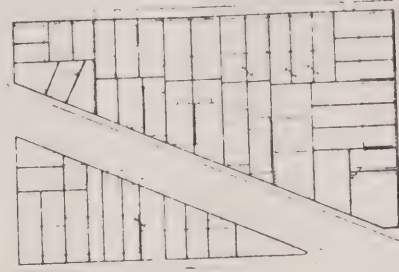
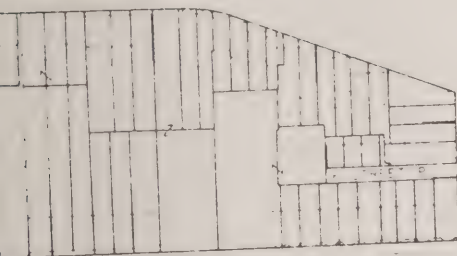
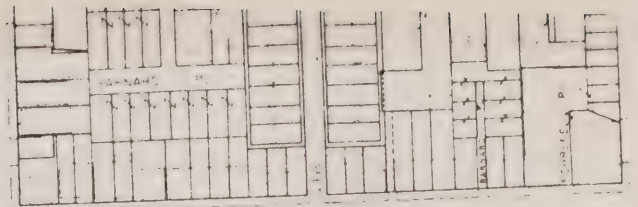
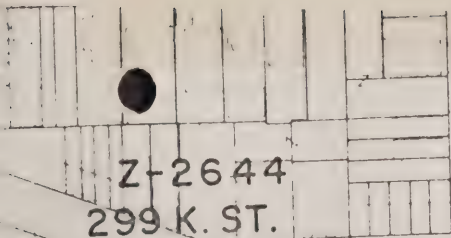
Petitioner seeks a forbidden use and two variances for a change of occupancy from a one family dwelling to a three family dwelling in an apartment (H-1-50) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families not meeting one half the requirements of lot area is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	320 sf/du

The property, located on K Street between East Fifth and East Sixth Streets, contains a three story row structure. The primary residential character of the block is one and two family. The proposed conversion would have a negative impact on these contiguous dwellings. Conditions required for a variance have not been met. Recommend denial.

VOTED: That in connection with Petition No. Z-2644, brought by Elizabeth Buckley, 299 K Street, South Boston, for a forbidden use and two variances for a change of occupancy from a one family dwelling to a three family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The primary residential character of the block is one and two family. The proposed conversion would have a negative impact on these contiguous dwellings. Conditions required for a variance have not been met.

Z-2644
299 K. ST.
(S.B.)



Board of Appeal Referrals 11/30/72

Hearing Date: 12/5/72

Petition No. Z-2647
Mary B. Gilgun
1853 Commonwealth Avenue
Brighton

Petitioner seeks a forbidden use and a variance for a change of occupancy from three apartments to two apartments and non-resident psychiatrists' offices in an apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A psychiatrists' office is forbidden in an H-2 district.		
Section 23-4. Off street parking is insufficient.	5 spaces	0

The property, located on Commonwealth Avenue near the intersection of Lothian Road, contains a 2½ story frame structure. The neighborhood is primarily residential. Proposed office conversion is unreasonable and would have a harmful affect on abutting residences. Critical off street parking is not provided. Recommend denial.

VOTED: That in connection with Petition No. Z-2647, brought by Mary B. Gilgun, 1853 Commonwealth Avenue, Brighton, for a forbidden use and a variance for a change of occupancy from three apartments to two apartments and non-resident psychiatrists' offices in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The neighborhood is primarily residential. Proposed office conversion is unreasonable and would have a harmful affect on abutting residences. Critical off street parking is not provided.

Z-2647

1853 COMMONWEALTH AVE.
(BRI.)

Board of Appeal Referrals 11/30/72

Hearing Date: 1/9/73

Petition No. Z-2649
Walter R. Collins
512-514 Saratoga Street
East Boston

Petitioner seeks a forbidden use and two variances for a change of occupancy from a two family dwelling and store to a three family dwelling in a local business (L-1) district. The proposal violates the code as follows:

Section 8-7. Any dwelling converted for more families not meeting the requirements of lot area is forbidden in an L-1 district.

The property, located at the intersection of Saratoga and Chelsea Streets, contains a vacant three story frame structure. The proposal would remove a potential fire hazard, restore the structure and improve the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2649, brought by Walter R. Collins, 512-514 Saratoga Street, East Boston, for a forbidden use and two variances for a change of occupancy from a two family dwelling and store to a three family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposal would remove a potential fire hazard, restore the structure and improve the neighborhood.



Z-2649
512-514 SARATOGA ST.
(E.B.)

Board of Appeal Referrals 11/30/72

Hearing Date: 12/12/72

Petition No. Z-2654
New England Tel. & Tel. Co.
26 Waverly Street, Roxbury

Petitioner seeks five variances to erect a one story addition to an automatic dial telephone exchange building in a local business (L-1) district. The proposal violates the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 15-1.	Floor area ratio is excessive.	1.0	2.2
Section 16-1.	Height of building is excessive.	3 stories 35 ft.	4 stories 67 ft.
Section 18-1.	Front yard is insufficient.	10 ft.	0
Section 18-4.	Front yard is insufficient. (Perrin Street)	10 ft.	0
Section 20-1.	Rear yard is insufficient.	20 ft.	0

The property, located on Waverly Street at the intersection of Perrin Street in the Model Cities Area, contains a three story masonry structure. The proposed fourth story addition would provide space for additional telephone equipment. The existing floor area ratio violation would be increased minimally. Yard deficiencies are also existing. Recommend approval.

VOTED: That in connection with Petition No. Z-2654, brought by New England Tel. & Tel. Co., 26 Waverly Street Roxbury in the Model Cities Area, for five variances to erect a one story addition to an automatic telephone exchange building in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The existing floor area ratio violation would be increased minimally. Yard deficiencies are also existing.



Z-2654
26 WAVERLY ST.
(ROX.)

Board of Appeal Referrals 11/30/72

Hearing Date: 12/5/72

Petition No. Z-2658

Anthony Wine

14-16 Derne & 64 Temple Streets
Boston

Petitioner seeks a forbidden use for a change of occupancy from a lodging house and store to a lodging house and restaurant in an apartment (H-2-65) district. The proposal violates the code as follows:

Section 8-7. Sale over the counter of on-premises prepared food or drink for off-premises consumption or for on-premises consumption, if as so sold, such food is ready for take out, is a forbidden use in an H-2 district.

The property, located at the intersection of Derne and Cambridge Streets, contains a five story masonry structure. In August, the petitioner inadvertently applied for a conversion to an "eat in" restaurant. Petitioner had previously met with the Beacon Hill Civic Association and agreed to comply with several guidelines. The Authority concurred with the BHCA and recommended approval. In October, the Board of Appeal dismissed the appeal without prejudice and allowed the petitioner to apply immediately for a "take out" facility. The staff again recommends BHCA provisos: that the premises are kept free of debris, that rubbish be kept in a storage room until time of disposal, that no alcohol be served on the premises, that the closing hour be no later than 11 p.m. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2658, brought by Anthony Wine, 14-16 Derne and 64 Temple Streets, Boston, for a forbidden use for a change of occupancy from a lodging house and store to a lodging house and restaurant in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the premises are kept free of debris, that rubbish be kept in a storage room until time of disposal, that no alcohol be served on the premises, and that the closing hour be not later than 11 p.m.



Z-2658
64 TEMPLE ST.
14-16 DERNE ST.
(B.P.)